

15th February 2025

The CEO
Northern Beaches Council
Po Box 882
MONA VALE NSW 1660

Attention: Claire Ryan – Principal Planner

Dear Ms Ryan,

Application Mod2024/0419
Development Application DA2022/1164
Issues response/ Supplementary Statement of Environmental Effects
Demolition and construction of a commercial building
34-35 South Steyne, Manly

Reference is made to recent phone discussions and email exchanges in relation to view impacts from Unit 535/25 Wentworth Street. In response to Council's concerns the accompanying Revision L Architectural Plans have reinstated the previously approved Level 3 splay to maintain the view outcome from this apartment. The plans have also been amended to remove the internal courtyard to off-set the loss of Level 3 floor space with a series of skylights introduced to the core of Level 2 to compensate for the loss of natural light.

We confirm the total proposed GFA of 1843.5m² provides for an FSR of 2.67:1 which remains well below the maximum FSR of 3:1 applicable to commercial development within the town centre pursuant to clause 4.4(2A) of Manly LEP 2013. The proposal continues to provide appropriately for off-street parking with the modifications comprehensively addressing the view sharing and heritage conservation issues raised in Council's RFI of 17 October 2024.

We trust that this submission demonstrates that there are no matters preventing the favourable assessment and determination of the application. Please do not hesitate to contact me to discuss any aspect of this correspondence.

Yours sincerely

BOSTON BLYTH FLEMING PTY LIMITED



Greg Boston
B Urb & Reg Plan (UNE) MPIA
Director